113.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,100 / 770,100
					USE VALUE:	770,100 / 770,100
					ASSESSED:	770,100 / 770,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CATALANO CLAUDIA J
Owner 2:	BUCK DARREN J
Owner 3:	
Street 1:	134 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOVSEPIAN ANTHONY /STEPHANIE -
Owner 2:	-
Street 1:	134 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,226 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1874 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4226.000	386,500	900	382,700	770,100
Total Card	0.097	386,500	900	382,700	770,100
Total Parcel	0.097	386,500	900	382,700	770,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.94 | /Parcel: 410.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 72236
GIS Ref:
GIS Ref:
Insp Date: 05/28/20

!8778!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,900	900	4,226.	382,700	761,500	761,500	Year End Roll	12/18/2019
2019	101	FV	282,100	900	4,226.	377,300	660,300	660,300	Year End Roll	1/3/2019
2018	101	FV	296,400	0	4,226.	289,800	586,200	586,200	Year End Roll	12/20/2017
2017	101	FV	296,400	0	4,226.	273,400	569,800	569,800	Year End Roll	1/3/2017
2016	101	FV	296,400	0	4,226.	251,500	547,900	547,900	Year End	1/4/2016
2015	101	FV	280,500	0	4,226.	235,100	515,600	515,600	Year End Roll	12/11/2014
2014	101	FV	280,500	0	4,226.	216,500	497,000	497,000	Year End Roll	12/16/2013
2013	101	FV	280,500	0	4,226.	216,500	497,000	497,000		12/13/2012

PRINT

Date	Time
12/10/20	23:19:25

LAST REV

Date	Time
05/28/20	08:22:43
danam	
8778	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOVSEPIAN ANTHO	1292-170		11/12/2004		517,500	No	No		
KELLEHER THOMAS	1259-88		10/15/2002		390,000	No	No		
	709-81		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2018	1422	Addition	120,010	C				
8/23/2016	2074	New Wind	6,500	C				
10/6/2006	852	Re-Roof	4,850					

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Permit Visit	DGM	D Mann
5/28/2020	Measured	DGM	D Mann
8/9/2018	Meas/Inspect	BS	Barbara S
2/13/2009	Meas/Inspect	294	PATRIOT
3/20/2005	MLS	MM	Mary M
11/10/2000	Hearing N/C		
2/8/2000	Meas/Inspect	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72236
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4226		Sq. Ft.	Site		0	70.	1.29	6									382,747						382,700	

Total AC/HA: 0.09702 | Total SF/SM: 4226 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,747 | Spl Credit | Total: 382,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29259491
Const Adj.:	0.99534547
Adj $ / SQ:	167.255
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433266
Depreciation:	46793
Depreciated Total:	386473

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

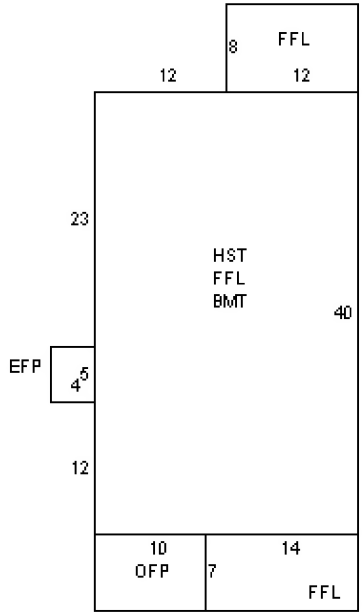
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.26
Special Features:	0	Val/Su Net:	144.00
Final Total:	386500	Val/Su SzAd	236.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,154	167.260	193,013
BMT	Basement	960	60.400	57,984
HST	Half Story	480	167.260	80,283
OFP	Open Porch	70	39.880	2,792
EFP	Enclos Porch	20	72.260	1,445

Net Sketched Area:	2,684	Total:	335,517
Size Ad	1634	Gross Are	3164	FinArea	1874
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	G	

MOBILE HOME

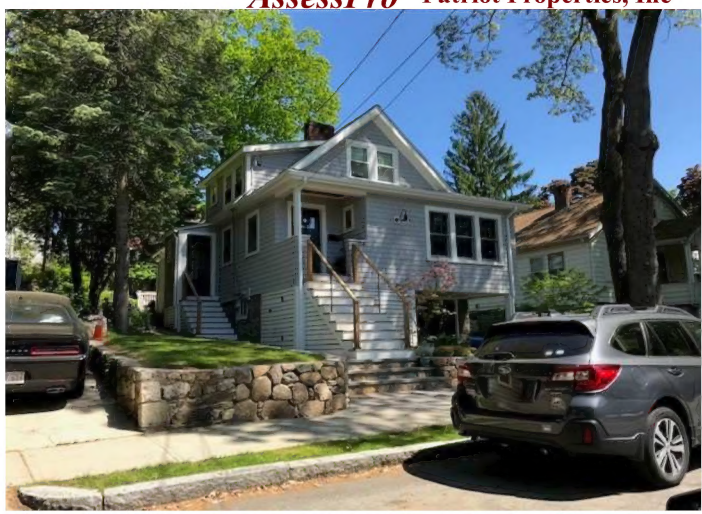
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X18	A	AV	2004	3.64	T	12	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc